



Emberston + Co

Commercial + Industrial Surveyors
Valuers • Development Consultants

ALDERSHOT
FINE PERIOD STYLE OFFICE BUILDING
2,075 SQ FT (192.77 SQ MTS) APPROX
INVESTMENT FOR SALE



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LOCATION:

Ideally positioned in the centre of Aldershot's main commercial area, opposite the new Westgate development/Travel Lodge Hotel and within walking distance of the Aldershot station (Waterloo – fastest journey approximately 45 minutes) and the Tesco/Morrisons Superstores. Road communications are good as the property is situated just off the A323 Wellington Avenue which links with the main A325 Farnborough Road less than ½ a mile away. The Blackwater Valley relief road (A331) provides access to the M3 at Junction 4 Frimley.

DESCRIPTION:

An attractive three storey terraced period style office building constructed in the late 1980's with car parking to the rear. Internally the property is presented in a very good decorative order following refurbishment by the outgoing tenant and has the following facilities:

✱ New Carpeting to be provided	✱ Gas Fired Central Heating
✱ Ladies/Gents Toilets	✱ 5 Car Parking Spaces
✱ Burglar/Fire Alarm	✱ Wall & Ceiling Lighting

ACCOMMODATION:

Ground Floor Offices	725 sq ft	(67.35 sq mts)
First Floor Offices	628 sq ft	(58.34 sq mts)
Second Floor Offices	722 sq ft	(67.08 sq mts)
Total Nett Internal Floor Area	2,075 sq ft	(192.77 sq mts)

PRICE:

For the benefit of the freehold interest **£475,000.**

TENANCY:

The second floor tenant is currently paying a rent of £10,000 per annum exclusive on a new 3 year lease from 29 September 2021

The ground and first floor tenant will be paying £18,000 per annum on a new 3 year lease from 1 December 2021.

RATES:

Rateable value TBC rate in £ 51.2p (2021/22).

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING:

Strictly by prior appointment with the Agents:

Emberson & Co.,

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